

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ZON-23834 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY SCHOOL DISTRICT - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) AND C-2 (GENERAL COMMERCIAL) TO: C-V (CIVIC) on 34.83 acres at 2501 Vegas Drive (APN 139-29-501-016), Ward 5 (Barlow)

C.C.: 11/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

0

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest postcard
7. Submitted after final agenda – Protest/support postcards and protest letter for Items 40 and 41

Motion made by BYRON GOYNES to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

RICHARD TRUESDELL, STEVEN EVANS, SAM DUNNAM, LEO DAVENPORT, BYRON GOYNES, DAVID STEINMAN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-GLENN TROWBRIDGE)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 40 and 41.

DOUG RANKIN, Planning and Development Department, acknowledged that although the applicant has worked closely with staff, the location of the proposed rope course does not appear to be compatible with the adjacent residential developments and recommended denial of Item 40.

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LINDA PERRI appeared on behalf of Clark County School District, along with NICK BROOK, Architect and Assistant Superintendent PAUL GERNER. MS. PERRI explained that Technical Academies differ from other high schools in that there are no sports programs, no lighted fields, and a small enrollment of approximately 700 students. During the first year, only 9th and 10th students will be enrolled; however, the attendance will increase at a later date. She stated that Clark County School District held a neighborhood meeting, attended by 12 people, to address the concerns of the neighbors. Some of the issues addressed included meeting the Residential Agency Standards for the buildings, reconfiguring the buildings to meet the setbacks, adding no parking signs along both sides of Robin Street, adding the ingress and egress access off of Vegas Drive and redesigning the parking area. She noted that Condition 16 indicated that the proposed throat depth was not adequate; however, the plans were subsequently revised, re-submitted and are currently in compliance.

PAUL GERNER, Assistant Superintendent, displayed photographs of the ropes course used in various military academies. Using a site plan, he pointed to the upper extreme left corner accessible only by entering the controlled public access to the CTA. MR. GERNER mentioned there are plans to landscape the perimeter of that corner to ensure the entire ropes course would not be visible from the street. MR. GERNER agreed with CHAIRMAN DAVENPORT to limit the hours so the rope course activities would not be intrusive during the evening hours to the surrounding neighbors.

FRANK HASTINGS, 1508 Exodus Court, expressed concern about the proposed two story buildings and the impact on the residential areas.

TODD FARLOW, 240 North 19th Street, asked to see the site plan again and to have the applicant clarify the areas being rezoned. MS. PERRI replied the request is for the entire area be changed to Civic to be in compliance with any type of public facility.

BALTHAZAR MAYAR, appeared in support of the project. He asked that the applicant consider stricter traffic controls since many accidents occur within that area and he was concerned about the safety of the students.

BART ANDERSON, Public Works Department, stated that a traffic study is anticipated for the site.

COMMISSIONER TRUESDELL asked about the academic importance of the obstacle course. MR. GERNER replied that the course content was developed as the result of feedback from the community. He stated that the response was enthusiastic as parents looked at future educational needs for their children. MR. GERNER added that the course was designed for individuals interested in law enforcement, fire rescue or the FBI and would be an integral part of determining physical competence to do their duties.

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With regard to COMMISSIONER TRUESDELL'S inquiry, MS. PERRI stated that CTA does offer sports programs but it would not be as intensive as a regular high school

Using the Site Plan, MR. GERNER showed the relocation of the two-story Public Academy building to the center of the site and noted that the homeowners' elevation had an estimated 8 to 10 feet rise above the elevation of the school.

COMMISSIONER GOYNES commented that this is a needed use in the community. He stated that there are three issues of concern: the hours of operation, the number of stations and the height of the highest station. MR. GERNER stated that the Commission could set restrictions as to any of those concerns. MARGO WHEELER, Director of the Planning and Development Department clarified that adding a condition to the Site Development Plan would be appropriate; however, forcing conditions of use on the School District could be problematic.

COMMISSIONER GOYNES questioned the hours of operation. MR. GERNER replied that it would be feasible to set the hours from 6 or 7 a.m. thru 6 or 7 p.m. for the ropes course and noted that normal hours of operation for a CTA high school would be from 7 a.m. to 2 p.m. COMMISSIONER EVANS remarked that it would be difficult to use the course during the winter months when it gets darks early. CHAIRMAN DAVENPORT confirmed that a condition could be added to the Site Development Plan to stipulate no lighting.

CHAIRMAN DAVENPORT expressed concern that the roadway shown to the west of the site might be a future bus route. MR. GERNER explained that road is designated as fire access and for further clarification traced the bus loop on the site plan.

With regard to COMMISSIONER EVANS' comments concerning excessive noise at odd hours, MR. GERNER agreed to a condition stipulating no public address systems. COMMISSIONER GOYNES added a condition limiting the height of all apparatus to no more than 25 feet. CHAIRMAN DAVENPORT suggested adding a condition requiring the applicant to submit plans to be reviewed by the Planning and Development Department.

MR. ANDERSON recommended Condition 16 be deleted.

MS. WHEELER and MR. RANKIN assisted COMMISSIONER GOYNES in crafting the additional conditions.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 40 and 41.